

# **The Corporation of the Town of Aurora**

## **By-law Number XXXX-24**

### **Being a By-law to designate a property to be of cultural heritage value or interest (29 Kennedy Street West “The Fry-Smith House”).**

**Whereas** under subsection 29(1) of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18, as amended, the council of a municipality may, by by-law, designate a property within the municipality to be of cultural heritage value or interest;

**And whereas** on June 25, 2024, the Council of The Corporation of the Town of Aurora (the “Town”) approved the recommendations contained in Report No. PDS24-060 to designate the property municipally known as 29 Kennedy Street West, as described on the attached Schedule “A” (the “Property”) to be of cultural heritage value or interest;

**And whereas** the Town Clerk caused notice of the intention to designate the Property to be served on the owner of the Property and the Ontario Heritage Trust and published in a newspaper having general circulation in the municipality;

**And whereas** there were no objections to the proposed designation of the Property served on the Town, or a person who has served a notice of objection has withdrawn the objection;

**And whereas** the Council of the Town deems it necessary and expedient to enact a by-law to designate the Property to be of cultural heritage value or interest;

**Now therefore the Council of The Corporation of the Town of Aurora hereby enacts as follows:**

1. The Property, as described on the attached Schedule “A”, be and is hereby designated to be of cultural heritage value or interest.
2. A statement explaining the cultural heritage value or interest of the Property and a description of the heritage attributes of the Property are set out on the attached Schedule “B”.
3. The Town Clerk shall serve a copy of this by-law on the owner of the Property and the Ontario Heritage Trust and publish notice of this by-law in a newspaper having general circulation in the municipality.
4. A copy of this by-law shall be registered against the Property in the appropriate Land Registry Office.

**Enacted by Town of Aurora Council this 24th day of September, 2024.**

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**Tom Mrakas, Mayor**

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**Michael de Rond, Town Clerk**

**Schedule "A"**

**Description of Property**

All and singular those certain parcels or tracts of land and premises situate, lying and being in the Town of Aurora, in the Regional Municipality of York, municipally known as 29 Kennedy Street West, and being composed of LT 45 PL 246; Aurora, being all of PIN 03659-0110 (LT), including the primary building thereon.

**Schedule “B”****Statement of Cultural Heritage Value or Interest**

29 Kennedy Street West is of Cultural Heritage Value or Interest based on its design and physical value, historical and associative value, and contextual value.

**Design and Physical Value:**

The house is representative of a 2.5-storey red brick Edwardian Foursquare home, constructed circa 1922. Edwardian features of the dwelling include a square massing, open gabled roof, front porch with posts, stone sills and lintels, and a unique octagonal first-storey window opening. The dwelling is a well-preserved example of the style that displays a high degree of craftsmanship for its period of construction.

**Historical and Associative Value:**

The home at 29 Kennedy Street West is located on property that the Crown gave to William Kennedy, an early settler. Kennedy Street now runs down the middle of his original farm lot. King City insurance dealer Charles Fry then bought a six-acre (about 2.4 hectare) plot of property in the early 1900s, which included the location of the current number 29 address, and planned to build what was coined as “modern residences” in the local press for the time. By 1927, Cyrus Dunham bought the property and rented it out. The property was then sold to Donald and Florence Smith in 1953. The Smiths owned and occupied the property for the longest period of time of any owner, being over 36 years. The building ultimately helps contribute to our understanding of the development of the Town post-Confederation and post World War I.

**Contextual Value:**

The house supports the character of the area and defines the streetscape with its charming Edwardian presence. Similar homes in the area are also of the Edwardian or Foursquare type. The building helps to define and maintain the style and streetscape, and supports the historic core of early Aurora as a highlight to the early growth context of the Town. The property helps tell the story of the evolution and growth of the Town for the area in and around Yonge Street as a major historic corridor.

**Description of Heritage Attributes**

The following provides a description of heritage attributes for the property which contribute to the reasons for which the property is of Cultural Heritage Value or Interest. Important to the preservation of the property are the original key attributes of the building that express its value, which include:

**Exterior Elements**

- Overall 2.5 storey brick Edwardian/ Foursquare scale and massing
- Open gable roof
- Front porch with posts
- stone sills and lintels
- Original window and door openings including the octagonal window